

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2022/0212

**Development description:** prior notification for erection of agricultural storage/livestock building under Part 6

**Site address:** Beacon Farm, Beacon Brow Road, Scalby

**Parish:** Newby and Scalby

**Case officer:** Mrs Hilary Saunders

**Applicant:** Mr P Cass

Beacon Farm, Beacon Brow Road, Scalby, Scarborough, YO13 ORB

**Agent:** Cundalls

fao: Mr William Tyson, 15 Market Place, Malton, YO17 7LP

## Director of Planning's Recommendation

Approval subject to the following:

### Condition(s)

Condition number	Condition code	Condition text
1	PL01	Notwithstanding the submitted plan reference WFT/P Cass dated March 2022, the external elevations of the building hereby approved shall, within three months of first being brought into use, be clad in dark green profile sheeting and shall thereafter be so maintained. The cladding shall start from no more than 1.45m above ground level and extend up to eaves height.
2	AC21	No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be Dark Skies compliant and no other lighting shall be installed on the site. All lighting shall be installed to minimise its impact on neighbouring amenity. The lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity.
3	GPMT05	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity.

Document title

4	MC07	If the use of the building for the purposes of agriculture within the unit permanently ceases within five years from the date on which the development was substantially completed, the building shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place.
5	MISC00	At no time shall more than 250 young cattle, <1 year of age, (and no other livestock) be kept within the consented barn at the property currently known as Beacon Farm, and none of these livestock shall be kept within the barn for more than 360 days per calendar year.

**Reason(s) for condition(s)**

Reason number	Reason code	Reason text
1	RSNPL01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
2	AC01	In order to enable the Local Planning Authority to retain control over future alterations to the property in accordance with Policy ENV4 which seeks to protect dark night skies.
3	GPMT02	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
4	MISC05	In order to comply with the provisions of Strategic Policy A and Policy BL5 of the North York Moors Local Plan which seeks to ensure that there is a functional requirement for the building in the long term to justify an exception being made to normal planning policies which seek to restrict new development in the countryside.
5	MISC04	To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species).

## Consultation responses

### Parish

No comments received

### Natural England

5/4/2022 - Not able to provide detailed advice

2/8/2022 – We note that the process contribution from the proposed development exceeds 1% of the critical level, in addition the Predicted Environmental Concentration (which is the process contribution plus the background levels exceed 100% of the critical level). We highlight that where the PC >1% of a long term critical load or level and the PEC is > 70% this level could be potentially damaging to the SSSI, and therefore we consider that mitigation should be provided.

In the first instance, we suggest that as it is just a small exceedance that SCAIL should be used to determine if there are some design changes that could be made that would reduce the N deposition levels to below 1%. This could be done through changing some of the inputs, such as if there are fans in use, flooring etc.

It is also unclear if an in-combination assessment has been carried out. Initially this would involve whole farm air quality modelling, which can be done in SCAIL.

### Third party responses

None

### Publicity expiry

Site notice expiry date – 19 April 2022

View upto Beacon Brow Farm from Low Moor Road – building would be to the right of this group



Zoomed in view from same viewpoint as above



## Background

The proposal site is located immediately to the west of the existing farm group at Beacon Farm and the proposal is a re-submission following the refusal of a prior notification earlier in the year for a more isolated building that would have been sited approximately 685m to the East of the farm.

This prior notification seeks approval for an agricultural building to provide additional storage space for farm produce, grain and livestock housing at the site.

The buildings construction and design would match that of other buildings within the farmyard at Beacon Farm with olive green tin sheeting sides, grey concrete panels and a dark grey fibre cement roof. Whilst the plans show only a short section of profile sheeting the applicants agent has agreed to more extensive cladding to be conditioned.

This external appearance will mirror that of the other existing buildings within the farmstead at Beacon Farm.

The proposed building would measure 30.48m x 30.48m with a total floorspace of 929 square meters with height to the eaves of 6.10m and to the ridge of 9.9m which is similar to existing buildings on site.

In support of the application it is stated that:-

The established mixed livestock and arable farming business based at Beacon Farm continues to expand and grow and with this continued growth comes the requirement for further storage space within the farmyard for agricultural produce in the way for seed, fertilizer, and feed. In addition to the need for further grain storage of cereals and additional livestock housing for busier times of year should as lambing and calving.

Revised air modelling calculations have been undertaken. The calculations show that based on the capacity set out that the 1% of critical level/load threshold will not be breached and therefore it is unlikely that detrimental harm will be caused to any SSSI or European site.

## Main issues

In the consideration and determination of prior notification applications, the Authority can only assess the proposal in relation to its siting (landscape impact), design and impact on ecology and archaeology.

In terms of design, the building has been designed for the purposes of agriculture and would be in keeping with the design of existing, modern agricultural buildings within the National Park and in terms of siting, would be located adjacent the existing group of farm buildings and from wider views would be seen in the context of these buildings.

In terms of air quality, the revised estimates are well below the required threshold and in terms of Habitats Regulations statement, the National Parks Ecologist:-

Asserts that for the purpose of the Habitats Regulations.

- The proposal is not necessary for the management of a European designated site and;
- The proposal will not have a likely significant effect on any European designated site and can therefore be screened out of further assessment.

In view of the above, approval is recommended.